

Physicians for Social Responsibility- Los
Angeles

Healthy Homes Alliance Project

An IPM program in privately owned multi-unit housing

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Overview of Project

Goal: Address the overuse and misuse of pesticides to control pest infestations in substandard housing by increasing access to safer and more effective pest management methods via adoption of IPM practices by tenants, maintenance personnel and apartment managers/owners

Overview of Objectives

- Work with 2-3 privately owned multi-unit housing owners/managers in Los Angeles
- Conduct an IPM intervention study in the 2-3 buildings
- Train apartment owners, tenants, maintenance personnel, organizers and promotoras on IPM
- Develop and implement a multilingual, multimedia public health information strategy for residents and apartment owners based on the implementation of the IPM intervention study
- Develop communication/education materials for the public

Project Demographics

Project Duration

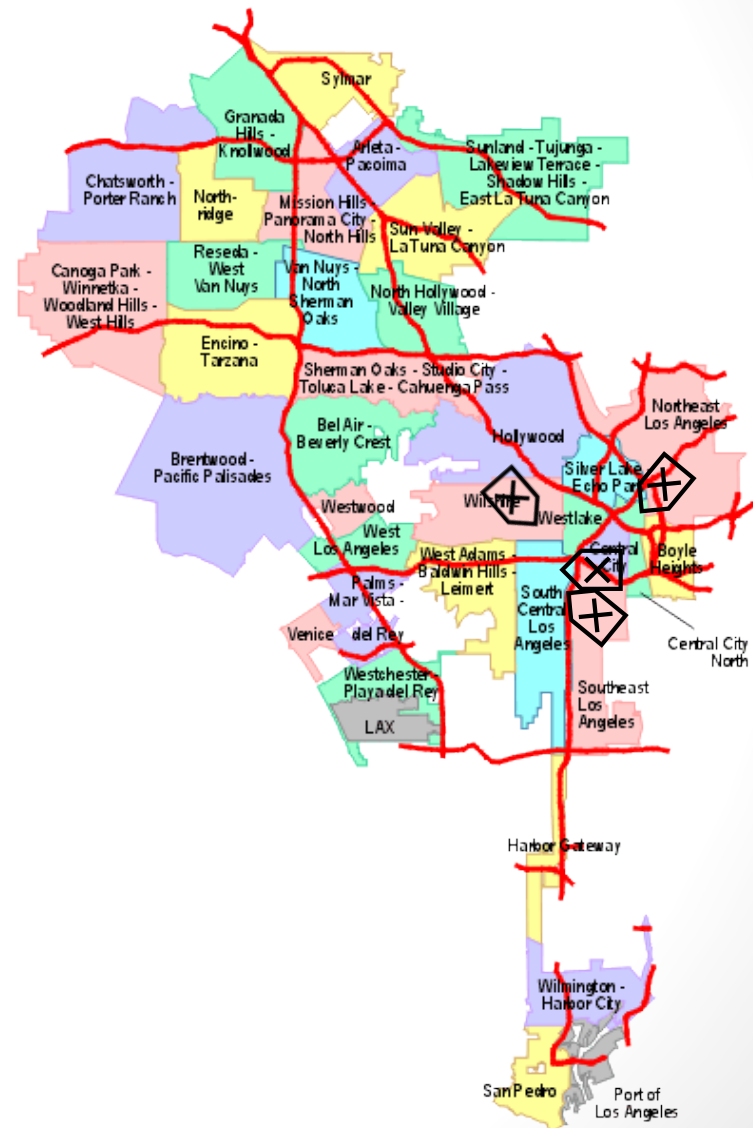
September 2009-December 2011

Project Partners

- **Project Coordinator:** PSR-LA
- **Outreach Technical Advisor:** HHC
- **Building Relationship:** Coalition for Economic Survival, Esperanza Community Housing Corporation, Inner City Law Center and Korean Immigrant Workers Alliance

Project Demographics/Location

- South Los Angeles
 - Orchard Building- 1922
 - Hill Building-1916
- Highland Park-1989
- Mid-Wilshire-1929



Process of Project

- Full partnership between PSR-LA and the CBO's
- Project process
 1. Training to CBO's- *PSR-LA*
 2. Identification of Buildings- *CBO's*
 3. Education to tenants, managers, building owners, CBO's- *PSR-LA*
 4. Implementation of IPM project- *PSR-LA, CBO's, HHC and tenants*
 5. Data analysis- *PSR-LA*
 6. Policy Development and Communications-*PSR-LA*

Pesticide Survey & Results



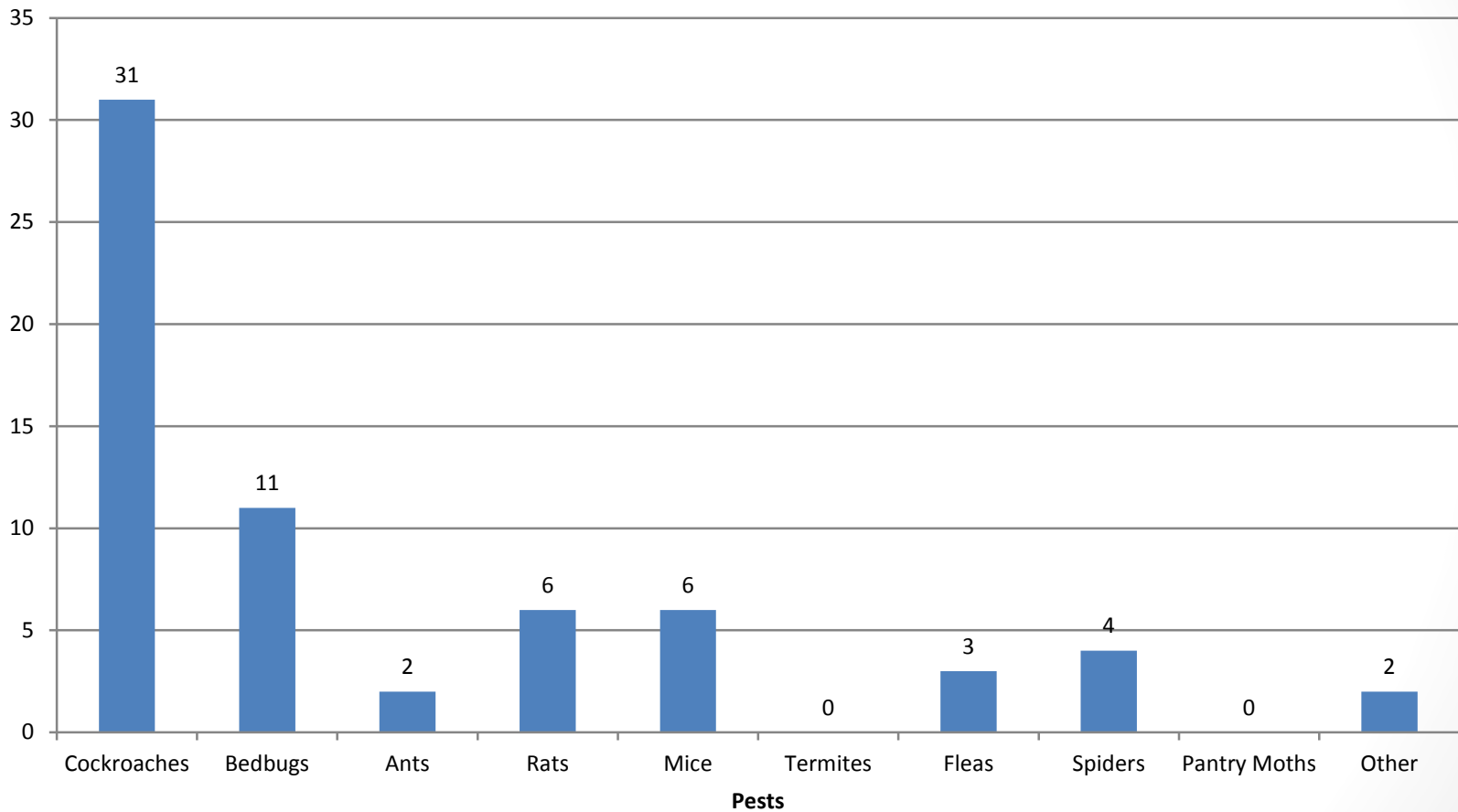
Assessing Pesticide-use

Pesticide Use Survey: Demographics

32 tenant surveys completed

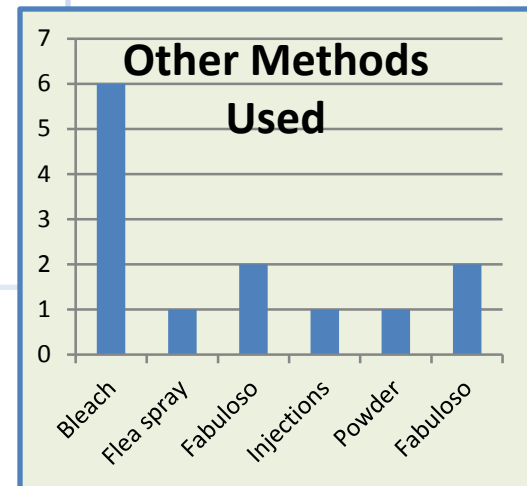
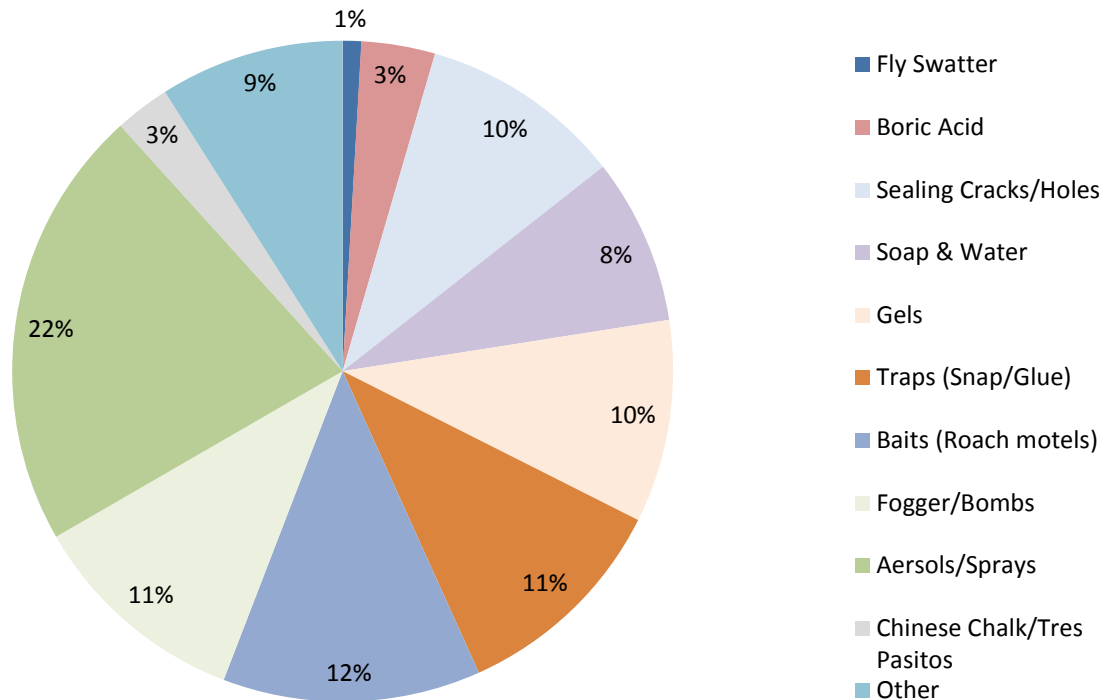
- 7 from South Los Angeles (missing 3908 ½), April 2010, April 2011
 - Primarily monolingual Spanish speaking residents
 - All of the families had children under 18 years of age
- 7 from Highland Park, April 2011
 - Primarily monolingual Spanish speaking residents
 - Families with children under 18 years of age in 5 residences
- 18 from Mid-Wilshire, October 2010
 - Multi-ethnic building; Spanish, English, other languages
 - Families with children under 18 years of age in 3 residences

Types of Pests

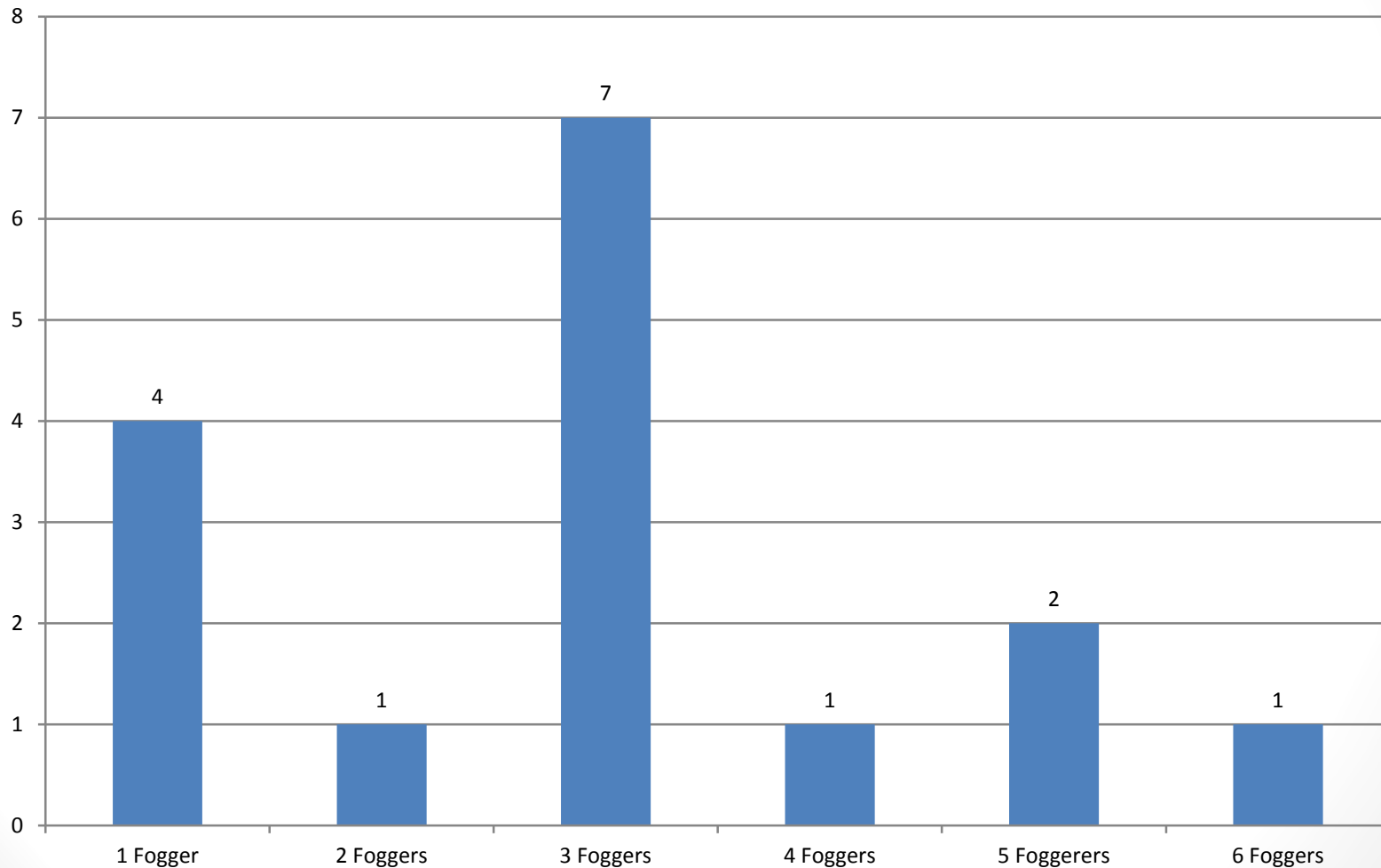


As of August 12 2011

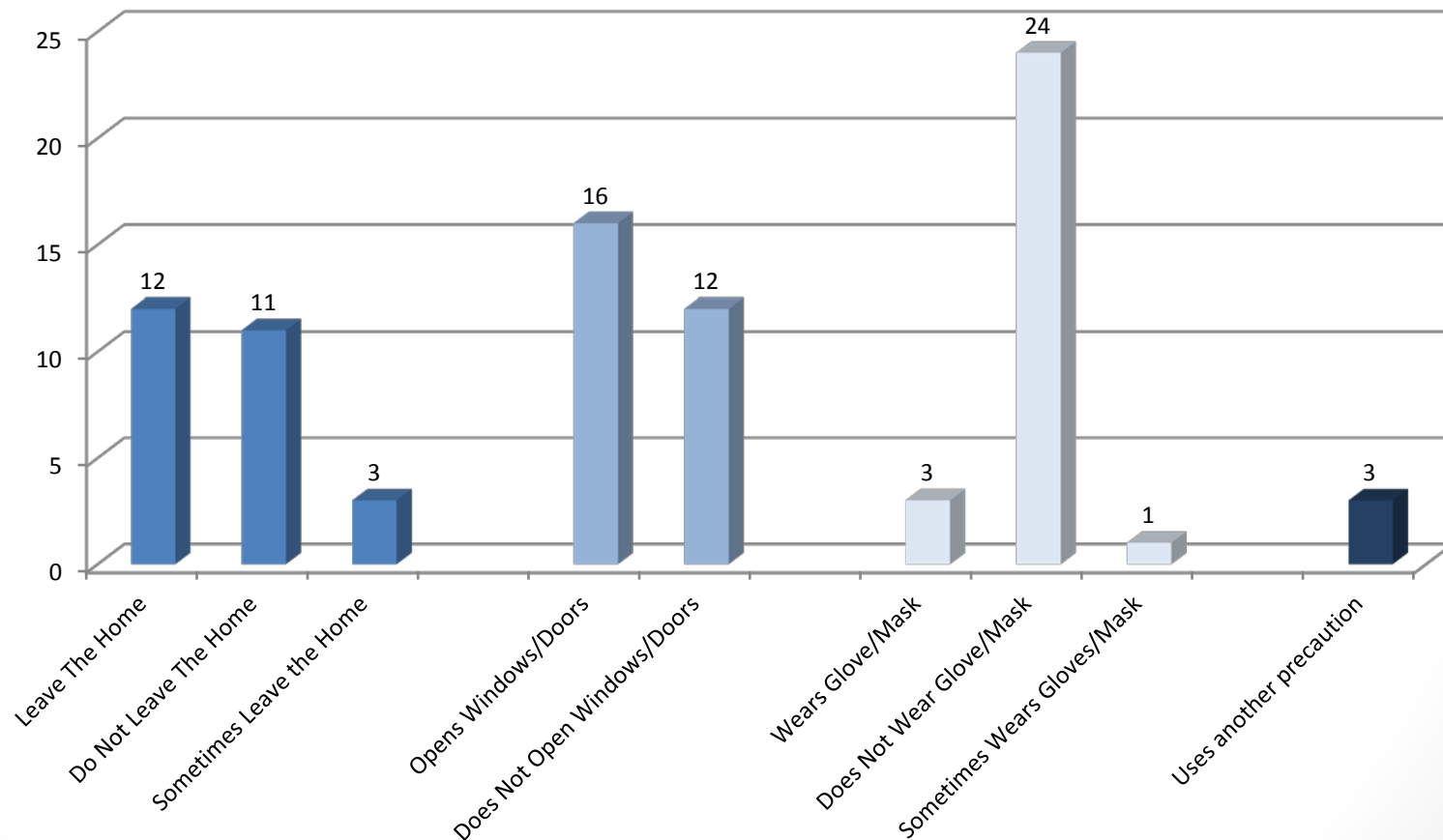
Methods Used to Eradicate Pests



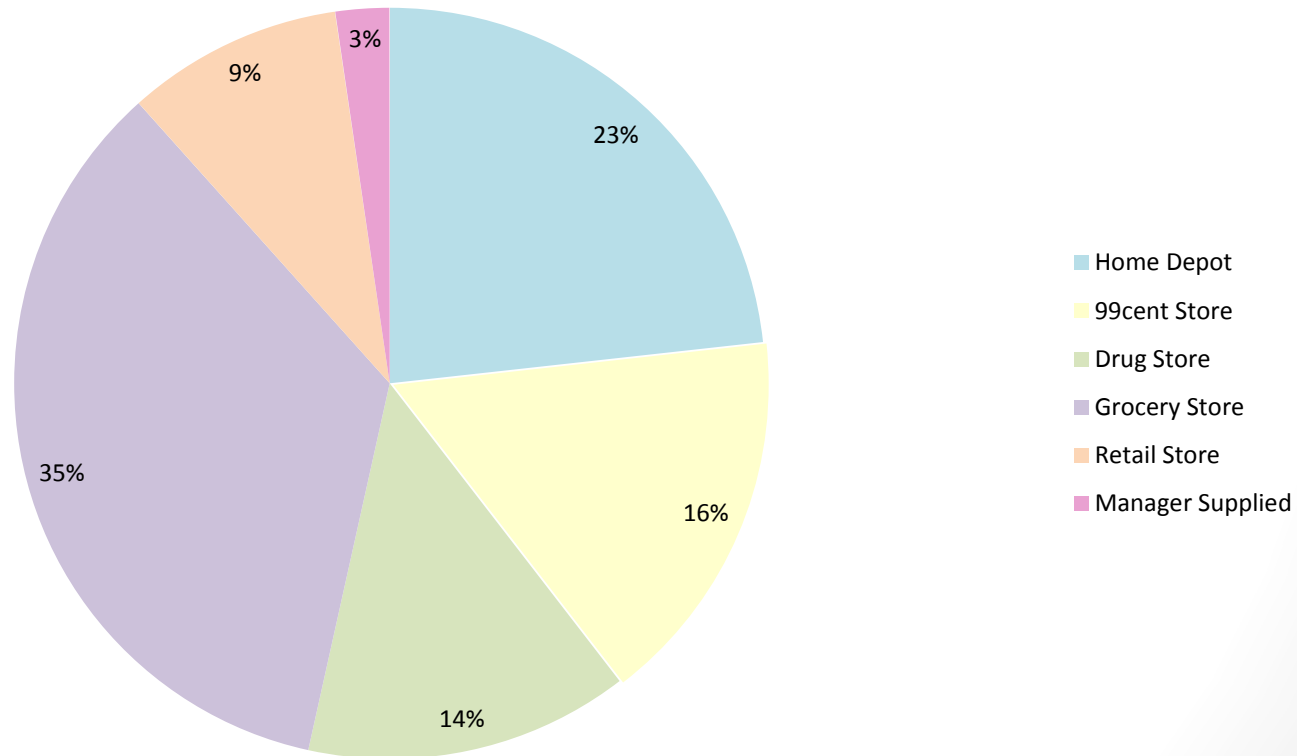
Number of Units That Used 1 or Multiple Bombs/Foggers At One Time



Safety Measures Taken When Using Pesticides

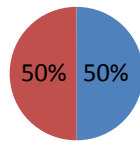


Locations Where Pesticides Were Purchased



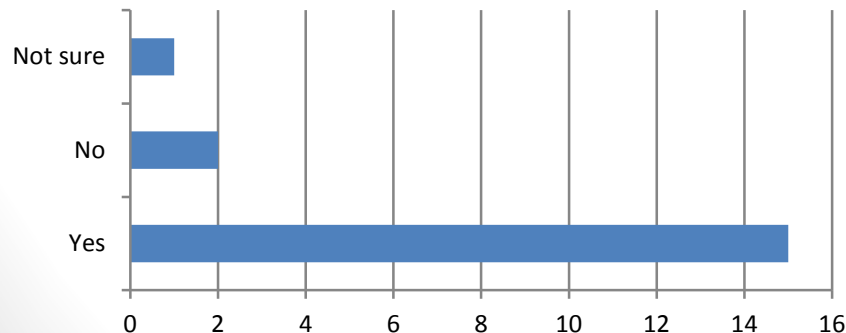
Landlord/Manager Fumigation Questions

Has the Landlord/Manager Sprayed or Fumigated for Pests?



■ Yes
■ No

Does the landlord/manager inform you before spraying/applying pesticides?



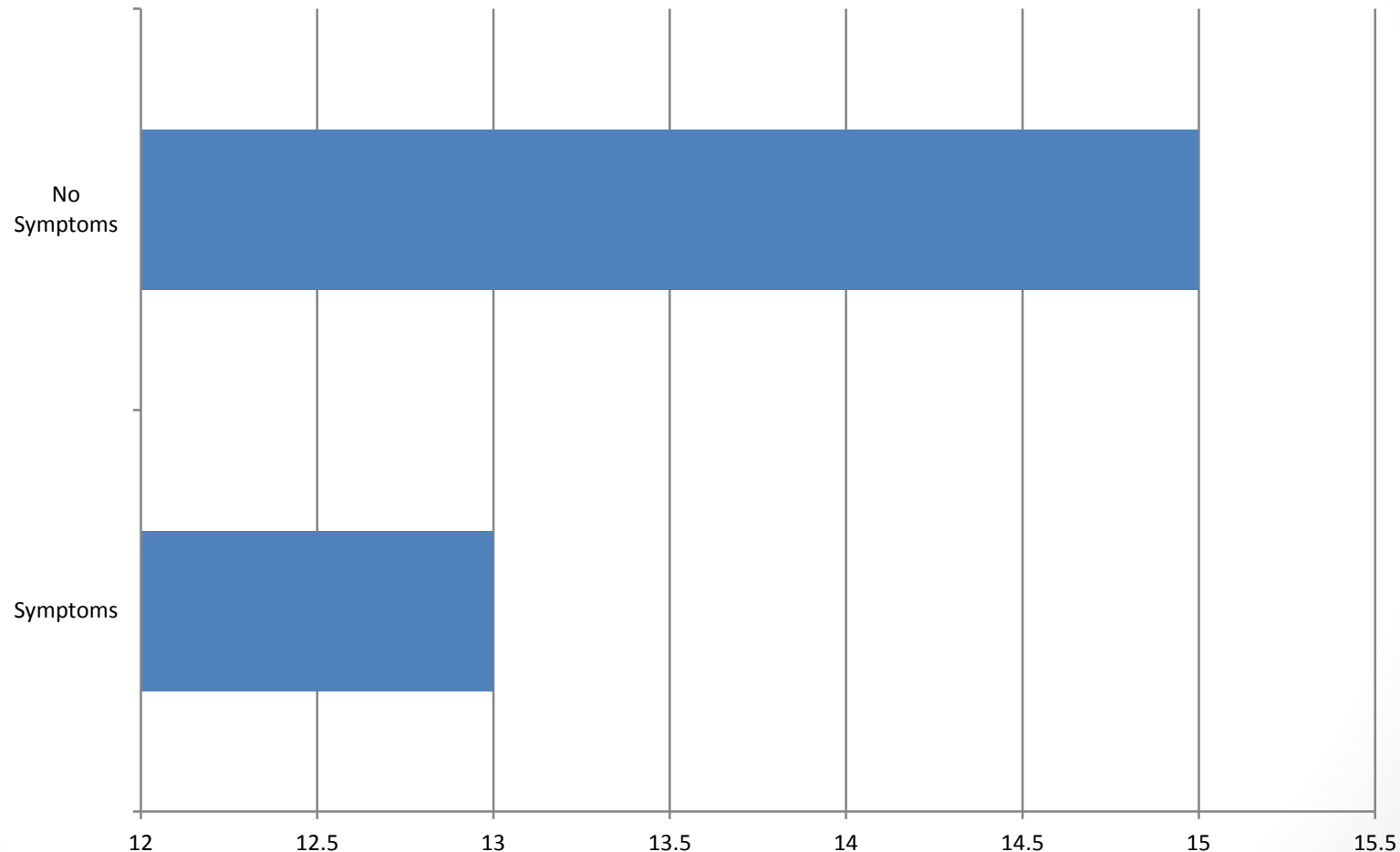
Where does the Manager Spray or Fumigate for Pests?

Locations	Frequency
Unit	10
Common Areas	4
Outside	1
Other Units	2

How often does the building get sprayed or fumigated for pests?

Fumigation Method	Frequency
No fumigation	6
Once A Year	4
2x Times A Year	2
4x Times A Year	2
Monthly	3
Doesn't Know	8
Once In A While	1
Once In 3 Years	1
Only when requested	1
Every 2 Years	1

After using or being exposed to pesticides in your home/building, did anyone become sick or have any symptoms?



Symptoms can include: Difficulty breathing, blurred vision, eye irritation, nausea/vomiting, skin irritation, headaches, dizziness, or other symptom

Survey Conclusions

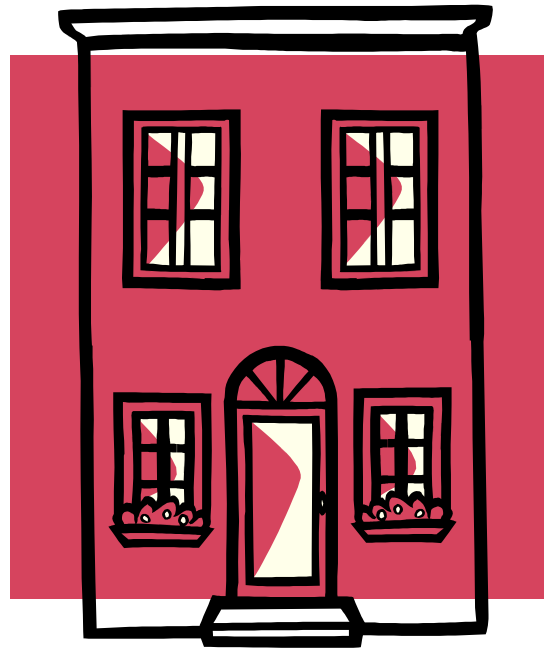
Need for behavior change and education

- Assumption that using more pesticides is more effective
- Harsh products (like bleach) seem to be associated with effectiveness
- Direction and caution labels are not always read
- Eradicating pests seems to be conducted by the tenant- in some instances, and by the building personnel
- Fumigation is the solution to pests
- Some understanding, and use, of control/intervention methods- not widely used

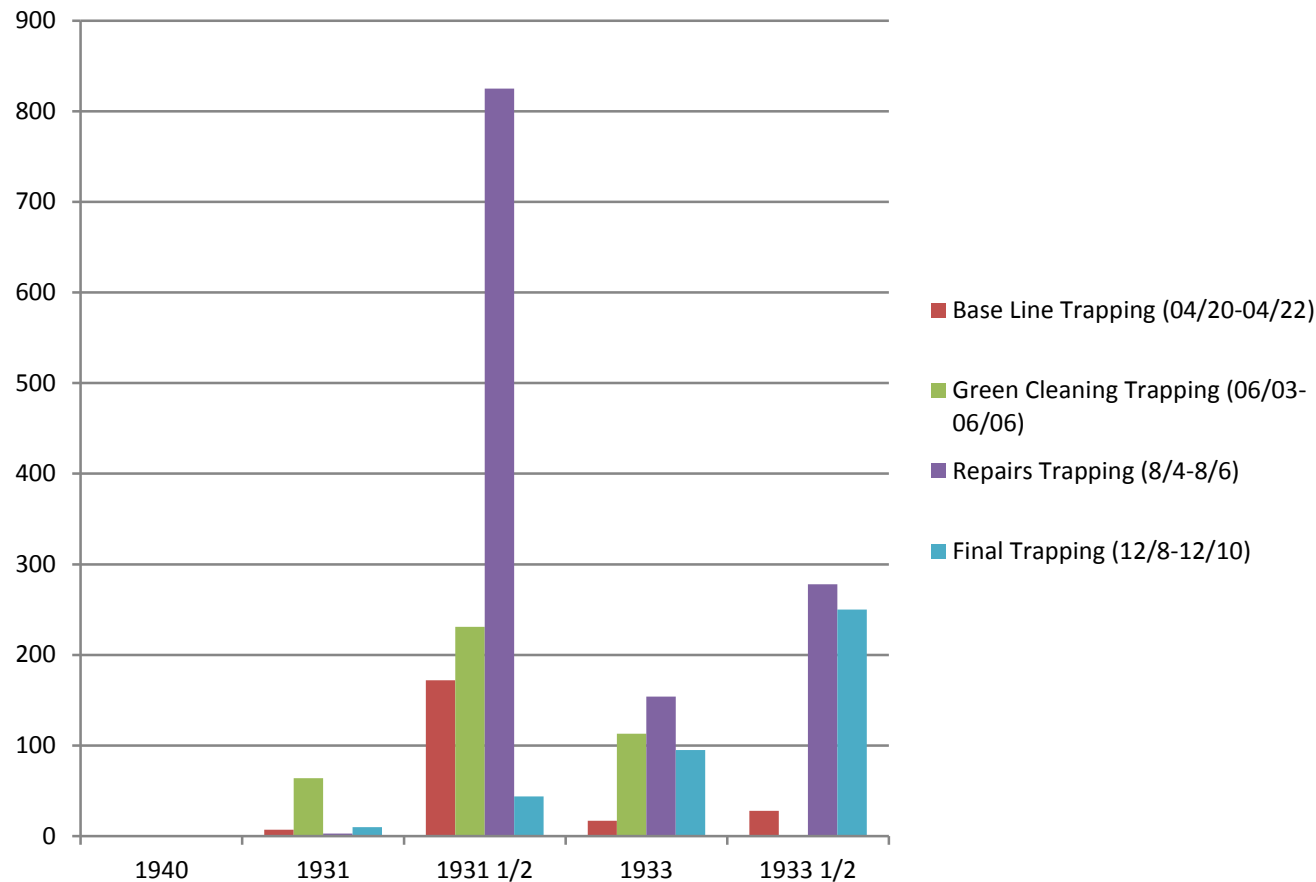
Children's health are affected the most from pesticide use

- The majority of the respondents that answered to being affected by pesticides, were children

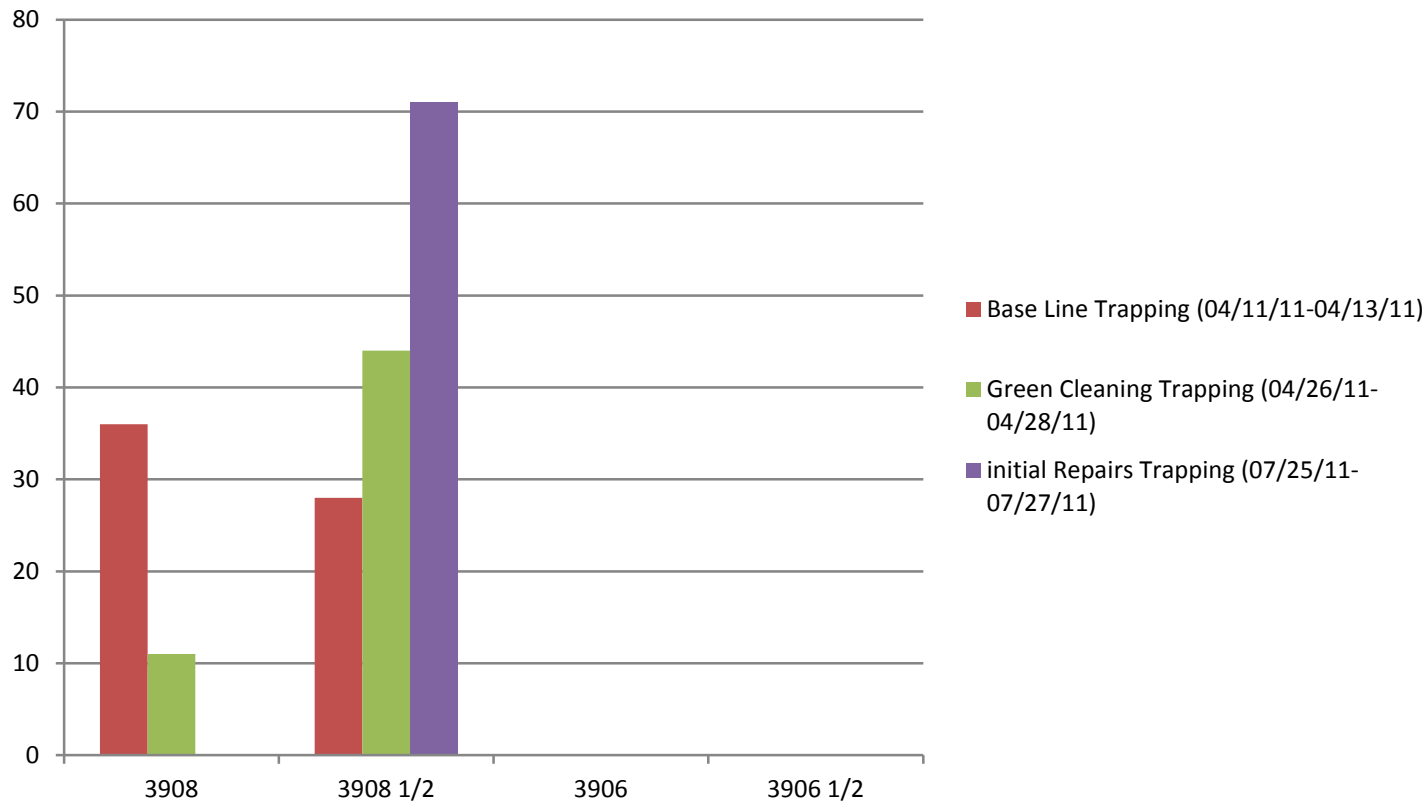
IPM Intervention Project Results



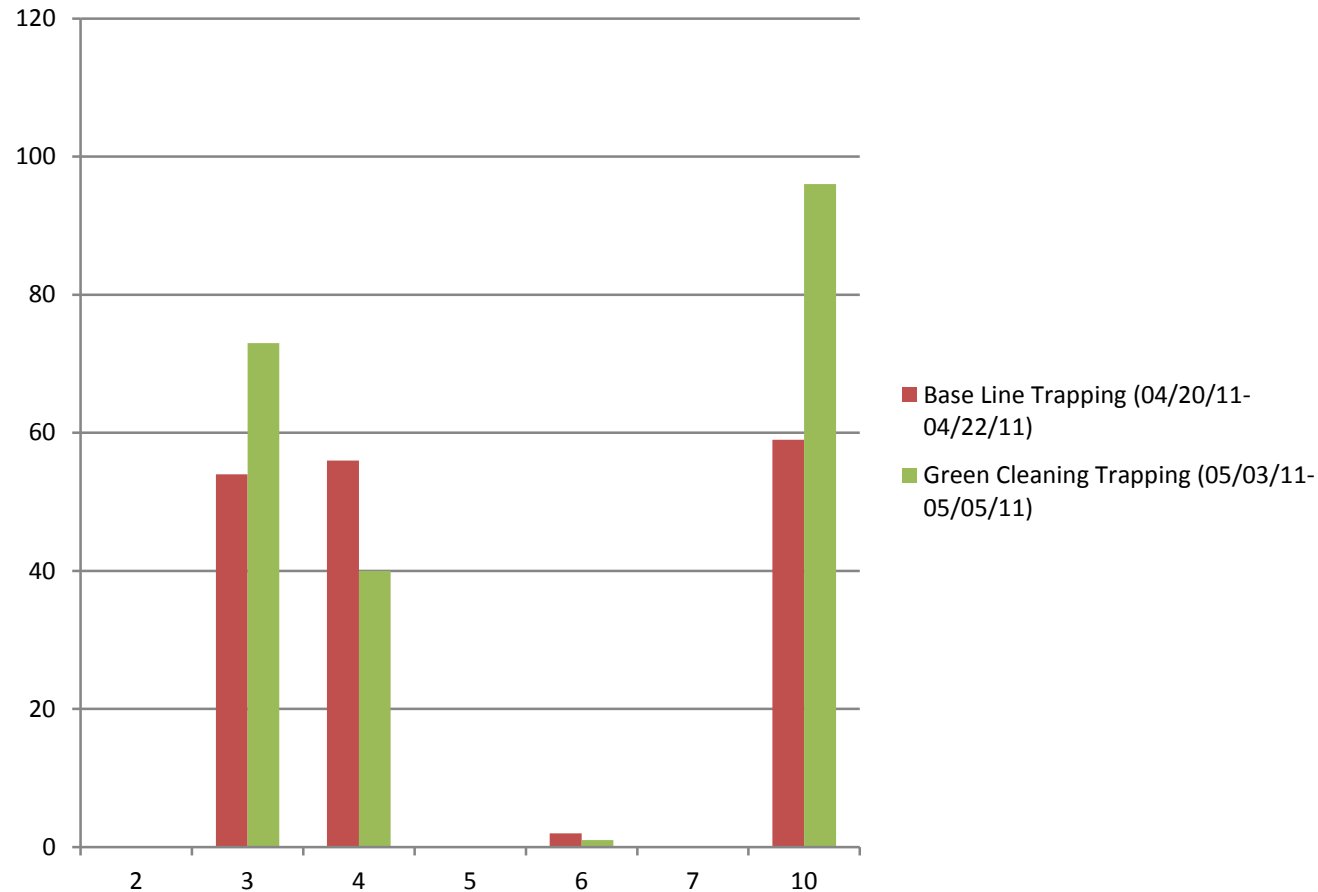
South LA Building Results: Orchard



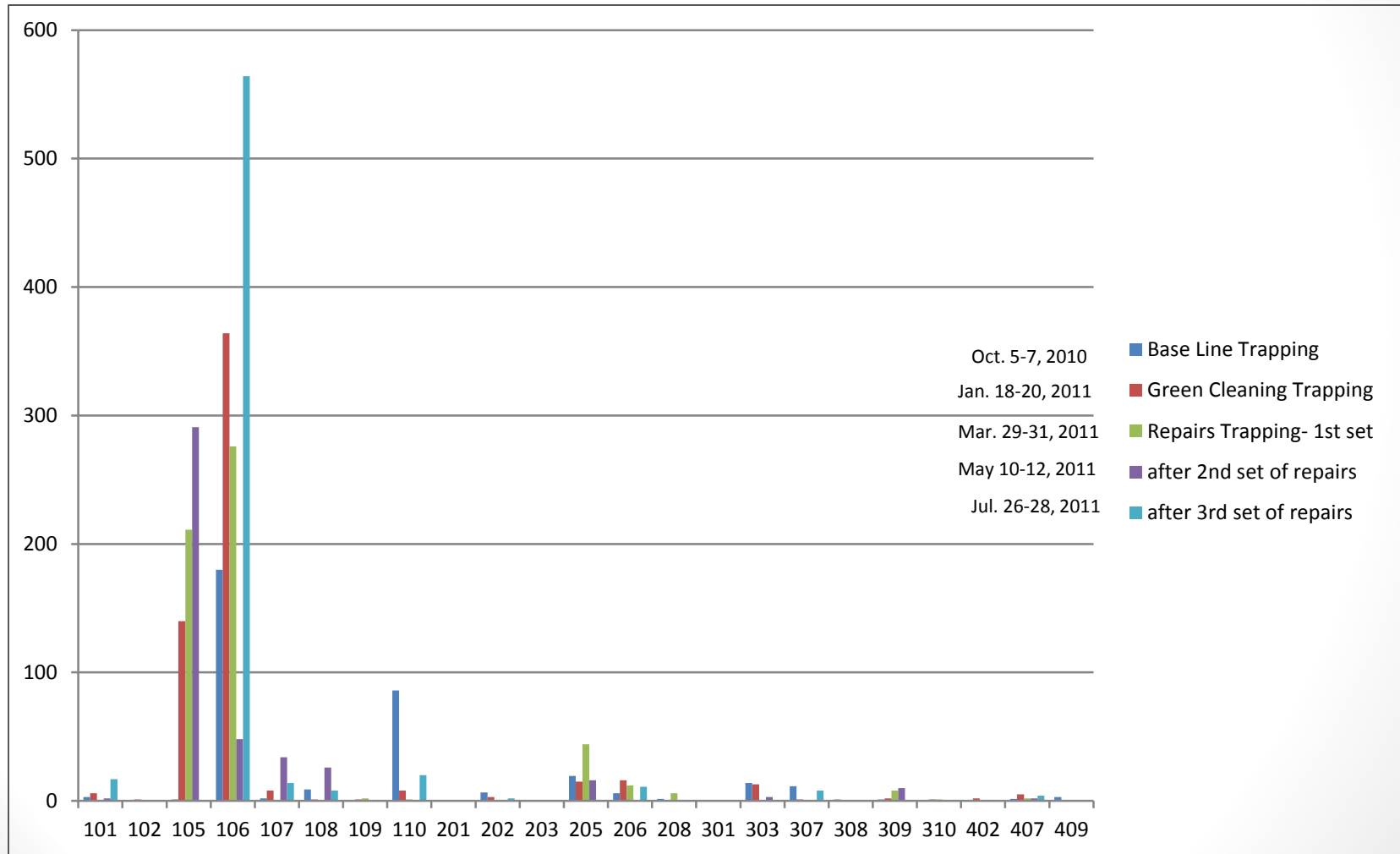
South LA Building Results: Hill



Highland Park Building Results



Mid-Wilshire Building Repairs



Units with less than 3 trappings were removed from the chart

Issues in the Buildings



← Uncovered & Broken Kitchen Fans →



Gaps between Kitchen Cabinets



External Water Pipes-
Damaged and corroded



Owners attempt
to Repair

Cracks and Crevices-
Hiding places for roaches



Mice = entryway

Fixing Leaky Faucets as Part of IPM



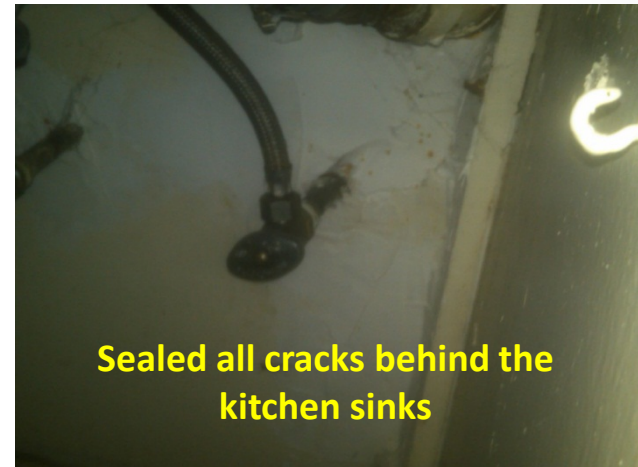
Tenants "fixing" the leak themselves

Owner making repairs to leaks



Paper absorbing the water leak inside a bathroom cabinet

Some Successes



Owner paid for all the repairs and changes that were done.

Some Success, with Challenges

1A. Cleaned cabinets, sealed gaps and restored kitchens.



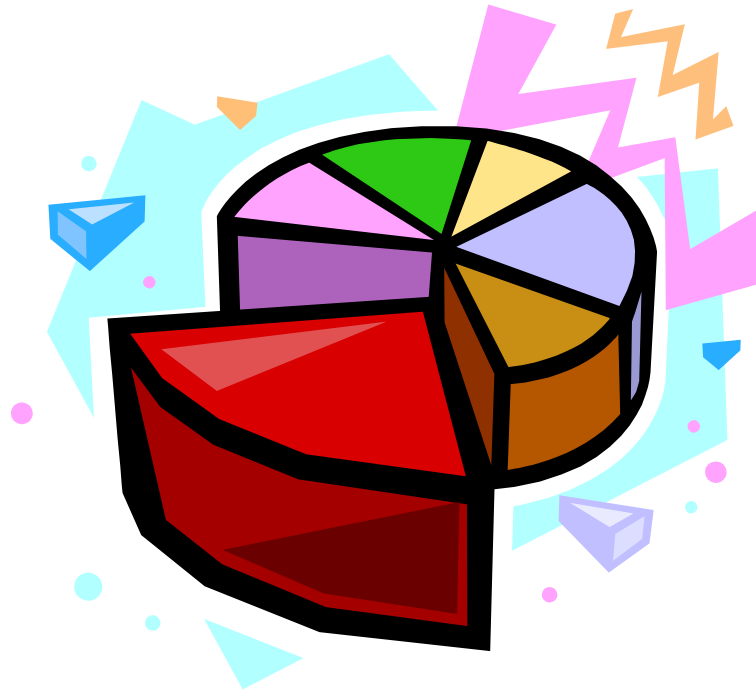
1B. Same building as 1A, but not same repairs.



Update

- Currently working with the owner of the Harvard Building to implement an IPM program *after* the project
- Working with the Hill Building to complete repairs and to continue an IPM program *after* the project
- 55th Avenue and Orchard have been classified as “tenant rights” buildings- some IPM interventions were done, but not completed

Analyzing the IPM Data



The Results Show...

- IPM methods must be ongoing
- Decrease in roaches after consistent use of IPM – usually within 10-12 weeks
- Coordination and communication must exist between the tenants, building manager/owner, and pest control operator
- Green cleaning had to be done throughout the project in order to consistently decrease roach populations
 - Units that were inconsistent in their green cleaning had inconsistent roach reductions
- Close relation to roach populations and water leaks
 - Repairs were essential
- Monitoring by the owner has to take place every three months to control infestations
- The age and maintenance of the building is important to note before starting an IPM project. If the building looks to be in good condition but several “maintenance” issues come up, then it is better to assess the building as a “tenant rights” building, get the issues remedied and then start the IPM program.

Challenges...

- Developing tailored messages to the owners
 - Focus on overall cost savings
- Ongoing tenant engagement and lack of resources
 - IPM requires time
 - IPM requires a team approach
- Multiple infestations in one unit
 - IPM approaches are usually tailored for one type of infestation, having multiple pest infestations require a multi-IPM approach

Policy and Research Recommendations

- Healthy housing policy needs to consider housing infrastructures or habitability issues
- Increased Education to building managers/owners on the cost savings of using IPM approaches must be available
- Collect more data on cost and savings data for building and individual tenants
- Improve medical management and reporting of urban pesticide illness

Next Steps

- Work with local housing and health departments and explore how code enforcement can help promote use of IMP in homes
- Deepen relationship with Apartment Owners Association
- Complete web site
- Distribution of results in a very strategic way.
 - Meet with city attorney
 - Building and Safety with City of Los Angeles
 - Meet with City Housing Department
- Increase Fundraising to continue with the policy and education components